

SRC Lambert

SRC Lambert
Georgetown, SC 29440

Inquiry Number: 6097713.10
June 24, 2020

EDR Environmental Lien and AUL Search



Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
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www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

SRC Lambert
SRC Lambert
Georgetown, SC 29440

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

RESEARCH SOURCE

Source 1:

GEORGETOWN COUNTY CLERK
Georgetown, SC

PROPERTY INFORMATION**Deed 1:**

Type of Deed: WARRANTY DEED
Title is vested in: SANTEE TIMBERLANDS L.P.
Title received from: CPF-FIA1, LLC
Deed Dated: 6/30/2014
Deed Recorded: 7/8/2014
Book: 2393
Page: 262
Volume: NA
Instrument: 201400005751
Docket: NA
Land Record Comments:
Miscellaneous Comments:

Legal Description: SEE EXHIBIT

Legal Current Owner: SANTEE TIMBERLANDS L.P.

Parcel # / Property Identifier: 01-0442-026-07-00

Comments: SEE EXHIBIT

Deed Exhibit 1

201400005751
Filed for Record in
GEORGETOWN SC
WANDA PREVATTE, REGISTER OF DEEDS
07-08-2014 At 12:27:39 PM.
DEED 48.00
STATE TAX 59347.60
COUNTY TAX 25108.60
Book 2393 Page 262 - 303

STATE OF SOUTH CAROLINA)
)
COUNTY OF GEORGETOWN)

LIMITED WARRANTY DEED

This Instrument Prepared By:

Susan Bird
Sutherland Asbill & Brennan LLP
999 Peachtree Street, NE
Atlanta, GA 30309-3996
Telephone: (404) 853-8000

Please Return Recorded Document To:

Linda Hart
Fidelity National Title Insurance
5565 Glenridge Connector, Suite 300
Atlanta, GA 30342

THIS INDENTURE, made effective as of the 30th day of June, 2014, between CPF-FIA1, LLC, a Delaware limited liability company, duly authorized by law to transact business in the State of South Carolina, having an address of: 15 Piedmont Center, Suite 1250, Atlanta, Georgia 30305, (hereinafter referred to as the "GRANTOR"), and SANTEE TIMBERLANDS LP, a South Carolina limited partnership, having an address of 31 Inverness Center Parkway, Suite 360, Birmingham, Alabama 35242 (together with its successors and assigns, hereinafter referred to as "GRANTEE").

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee the following described property, to wit:

GEORGETOWN COUNTY PARCEL

see back pg SPE

All those tracts or parcels of land more particularly described in Exhibit A attached hereto and by this reference made a part hereof, and (i) any improvements thereon, and (ii) all timber growing thereon, and (iii) all roads, bridges and other infrastructure improvements thereon (to the extent owned by Grantor), and (iv) all minerals that may be owned by Grantor, including sand, clay or gravel of any kind or nature, and (v) any other privileges, easements, covenants and other rights appertaining thereto (collectively, the "Premises").

Without expanding by implication the limited warranty set forth herein, this conveyance and the warranty of title set forth herein are made subject to the matters set forth on Exhibit B attached hereto and by this reference made a part hereof, to the extent, and only to the extent, that the same may still be in force and effect and applicable to the Property, said exhibit being incorporated herein by reference for all purposes (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said bargained premises unto Grantee and unto its respective successors and assigns, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behalf of Grantee and its successors and assigns, forever, **IN FEE SIMPLE**.

Except with respect to the Permitted Exceptions, Grantor covenants with Grantee that it will forever warrant and defend said title to said lands against all lawful claims and encumbrances claiming by, through or under Grantor; provided, however, Grantor does not by this conveyance warrant, nor will it defend, title to any oil, gas or minerals on, in or under the Property.


[INTENTIONALLY LEFT BLANK]

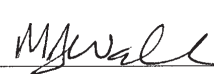
[SEE NEXT PAGE(S) FOR SIGNATURES]

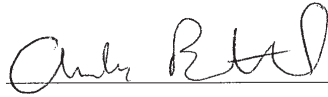
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

CPF-FIA1, LLC, a Delaware limited liability company [SEAL]


Name: Ryan Reddish

By: 
Name: Marc A. Walley
Executive Vice President
Title: _____


Name: Andrew Boutwell

STATE OF GEORGIA)
COUNTY OF FULTON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the state and county aforesaid, certify that Marc A. Walley personally appeared before me this day and acknowledged that he is the Exe. Vice President of CPF-FIA1, LLC, a Delaware limited liability company, and that he as such offer, by the authority duly given and as the act of the company, executed the foregoing on behalf of the company.

Witness my hand and official stamp or seal this 27 day of June, 2014.

My commission expires:
Notary Public, Fulton County, Georgia
My Commission Expires May 8, 2016


Notary Public of Georgia

(SEAL)

Printed Name:



EXHIBIT A

LEGAL DESCRIPTION
Georgetown County, South Carolina

CANEY GULLY UNIT

GTN4A

R.B. Smith (Coney Gully) Tract

All that certain piece, parcel or tract of land situate lying and being in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by E. N. Beaty, C. E. dated March 1923, and attached to a deed of conveyance from B. B. Smith Company to William O. Comings bearing date the 12th day of May, A.D. 1923, recorded in the office of the Clerk of Court for said County in Deed Book "Z-1" page 96-97, which said plat is recorded in said Clerk's office in Plat Book "D" page 130, and hereby declared to be a part and parcel of this deed of conveyance, Five Hundred Eighty-Five (585) acres and, according to said plat, Butting and Bounding as follows: to the North of lands of Mrs. M. M. Poston on land of Polly Deas, on lands of Spencer Hines and on lands of Mrs. M.T. Anderson, to the East on lands of Nelson Burgess, lands of Estate of Arthur Dunkin, lands of J. Smith, lands of Frank Humphreys and lands of T.A. Boatright; to the South on lands of Frank Humphreys and lands of T.A. Boatright, and to the West on lands of T.A. Boatright, lands of R.C. Harrelson and lands of Mrs. M.M. Poston; and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated on said plat, reference being thereto and will more fully and at large appear.

Less and Except

That northeastern portion of GTN 4A conveyed by that deed given by MeadWestvaco Forestry, LLC to Shader and Son, Inc. (also conveying portion of GTN 15) by deed dated July 22, 2004 and recorded July 30, 2004 in Deed Book 1543 at Page 199 and as shown on that survey entitled "Subdivision Plat Creating a Lot" prepared by Paul C. Lawson, Jr. dated January 20, 2004 and recorded July 30, 2004 in Plat Slide 512 at Page 3.

TMS#: 01-0442-026.00.00

GTN4C

B. B. Smith (Booth Branch)

All that certain piece, parcel or tract of land situate lying and being in the County of Georgetown and State of South Carolina measuring and containing, together, according to the Plat next hereinafter referred to, Two Hundred and Forty-Five (245) Acres, more or less; Butting and Bounding, according to the said Plat, Northeast, on lands of John Barr and of B. B. Smith;

Southeast, East, Southeast, also, Northeast, also, Southeast, also, Northeast, also, North, East, also, and South, on lands designated on said Plat "Little Kilsock Bay Northampton": South, also, and Southeast, also, on the run of a Branch, separating this tract from lands of Mrs. M. T. Anderson (Subdivision E); and Northwest, West, and Southwest, on the Old Booth Branch Road, separating this tract from lands of Henry Tompkins and of B. B Smith Company; -- and having such shape, form, marks, courses, distances, buttings, boundings and content, as are delineated on a plat thereof, by E. N. Beaty, C. E., from a survey made in March 1923, which said Plat is annexed to, and made a part and parcel of, the Deed first hereinafter referred to, and is recorded in Plat Book D, page 131A,

TMS#: 01-0442-026.00.00

GTN 5

R. C. Harrelson Tract

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by J. Keels, C. E., dated May 2nd, 1923, and attached to Deed recorded in Book Z-1, page 362, and also recorded in Plat Book C, Page 48, One Hundred Eighty-Six and One-Tenth (186.1) acres and, according to said plat, Butting and Bounding as follows:- to the North on Lands of W. M. Barnes and on lands of A. R. Poston; to the East on lands of B. B. Smith, on lands of T. A. Boatwright and on lands of Mrs. O. H. Shaw; to the South on lands of W. C. Alford and on lands of A. R. Poston, and to the West on lands of Sam Cooper and on lands of J. M. Jayroe, and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated on said plat, which said plat is hereby declared to be a part and parcel of this deed of conveyance, reference being thereto had will more fully and at large appear.

The acreage aforesaid does not include the portion of the original tract of land aforesaid marked on the aforesaid plat "Walter Harrelson total area 20.0 acres", nor does the same include the One (1) acre lot represented on the aforesaid plat and marked thereon "School Lot", both of which said "Walter Harrelson" farm and "School Lot" are excepted from this deed of conveyance.

Less and Except (by adverse right) that property described in Deed Book S-2 at Page 111.

TMS#: 01-0442-026.00.00

GTN 8 and GTN 8 PT

T.A. And E.O. Boatright Tract

T.A And E.O. Boatright Tract PT

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and State of South Carolina, and being and constituting the portion of those certain tracts which are represented and delineated upon a plat of lands of T. A. and E. O. Boatwright made by G. T. Ford, Surveyor, dated May 1923, and delivered by said E.

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O. Boatwright with a deed of conveyance unto William D. Comings, as "Mrs. Wall - Tom Wiggins - Tract", the "Home Tract" and the "M. C. Wiggins Tract" and, taken together, Butting and Bounding, according to said plat, as follows:- to the North on lands of Mrs. M. J. Shaw, lands of R. C. Harrelson and on lands of B. B. Smith Company: to the East on lands of Estate of Humphrey, lands of Estate of Abe Hines, lands of Estate of York Smith, lands of L. Morris, lands of Estate of Stephen Morris, South Island Road, and on lands of W.L. Burgess; to the South on Long Branch, Toby Creek, the field marked on said plat as "field reserved 94 acres", the field marked on said plat as "field reserved 8.3 acres," and the line on said plat identified as "Line of Reserve Portion", which said line is located south of Old Walker Road and which forms the northern boundary of the area marked as "Reserve 272.4 Acres"; and to the West on lands of Mrs. M. J. Shaw, - and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated upon the aforesaid plat, which said plat is recorded in Plat Book D, Page 133, and is hereby declared to be, pro tanto, a part and parcel of this deed of conveyance.

Saving and Excepting, therefrom, however, the areas marked on said plat as lands of "W.J. Shoaks 25.3 acres", the field marked on said plat "reserved 21 acres", and the premises now owned by Friendship Methodist Episcopal Church South, said to contain One (1) acre, and the School Lot on said premises, also containing One (1) acre.

For avoidance of doubt, the above described property does not include any other lands depicted on said plat located to the east of South Island Road, to the south of the line on said plat identified as "Line of Reserve Portion", to the south of the field marked on said plat as "field reserved 8.3 acres, or to the south of the field marked on said plat as "field reserved 94 acres,"

TMS#: 01-1006-002.00.00 and 01-0042-026.00.00

GTN 10
Sam Cooper #1 Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by E. H. Beaty, C.E., dated March 30th, 1923, and attached to Deed recorded in Book Y-1, Page 233, Twenty-five (25) acres, and Butting and Bounding, according to said plat, as follows:- to the northeast on lands of William Bond, southeast, and east, on lands of Marvin Jayroe; southwest, on a road, running from a point designated on said plat "C Pine XIIN" in a northwesterly direction, to a road designated on said plat as "Public Road," which said line separates this tract from lands not designated on said plat; southwest, also on the said "Public Road," separating this tract from lands not designated on said plat; and northwest, on lands of Marvin Jayroe; and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated on said plat, reference being thereunto had will more fully and at large appear.

TMS#: 01-0442-026.00.00

24158625.1

GTN 11
Bonds PT Tract

All that certain piece parcel or tract of land situate, lying and being in Township number Two (2) in the County of Georgetown, in the State of South Carolina, measuring and containing, according to a plat thereof made by E.N. Beaty C.E. three hundred Sixty-Six (366) acres, and butting and bounding as follows: - to the North on lands of Bird, on lands of London Stafford and on lands of W.S. Bonds; to the East on lands of Mrs. M.M. Poston, on lands of Charles Aden and on lands of London Stafford; to the South on lands of Samuel Cooper, on lands of Marvin Jayroe and on lands of the Estate of R.C. Harrelson, and to the West on lands of the Estate of J.S. Jayroe and on lands of T.A. Boatwright, and having such shape, form, marks, courses and distances as are represented and delineated on said plat, reference being thereunto had will more fully and at large appear, and which said plat is recorded in the office of the Clerk of Court of Georgetown County in Plat Book "D" page 136, and is hereby declared to be part and parcel hereof.

Saving and excepting, however, of and from the premises hereby conveyed, or intended so to be, Twenty-five and 3/10 (25.3) acres, being that part of the premises delineated on such plat as being embraced within the lines A, B, C, D, E.

Further saving and excepting two (2) acres, more or less used by the County of Georgetown, with the permission of the said Cooper River Timber Company, in the construction of a public road.

TMS#: 01-0442-026.00.00

GTN 14
J.M. Jayroe Tract

All that certain piece, parcel, or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and State of South Carolina, measuring and containing; according to a plat thereof made by E. N. Beaty, C.E., dated June 11th, A.D. 1924, Twenty-eight (28) and Three-tenths (3/10) acres, and butting and bounding, according to said plat as follows:- northeast on lands of W. D. Comings, formerly Est. Gabriel Bonds; southeast, on lands of W. D. Comings, formerly Est. R. C. Harrelson; southwest and southeast also, on lands of J. M. Jayroe; southwest, also on the Walker Road, separating this tract from lands not designated on said plat; and northwest, on lands of W. D. Comings, formerly Sam Cooper, and having such shape, form, marks, courses, distances, buttings, boundings and content as are delineated on said plat, which is recorded in Plat Book D, Page 141 and hereby declared to be part and parcel hereof. Said plat is also attached to and hereby declared to be a part and parcel of Deed recorded in Book B-2, Page 236, reference being thereunto had will more fully and at large appear.

TMS#: 01-0442-026.00.00

24158625.1

GTN 15
Mrs. M.T. Anderson Tract

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by E. N. Beaty, C. E., and dated December 1924, Ninety-eight (98) acres and a portion of Green Savannah, the acreage of which is calculated on said plat as approximately Thirty-three (33) acres, and Butting and Bounding, according to said plat as follows: To the North on lands of W. D. Comings, on lands of Henry Tompkins and on lands of B. B. Smith Company; to the East on lands of B. B. Smith Company, on lands of Henry Tompkins and on Little Kilsock Bay; to the South on lands of Nelson Burgess and on lands of W. D. Comings, and to the West on lands not named on said plat, and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated on said plat, which said plat is made a part and parcel of Deed recorded in Book Z-1, Page 439, and is also recorded in Plat Book D, Page 146 and is hereby made a part and parcel hereof by this reference.

Less and Excepting: Book 217, Page 1318

Less and Except

That portion of GTN 15 west of Powell Road conveyed by that deed given by MeadWestvaco Forestry, LLC to Shader and Son Inc. (also conveying portion of GTN 4A) by deed dated July 22, 2004 and recorded July 30, 2004 in Deed Book 1543 at Page 199 and as shown on that survey entitled "Subdivision Plat Creating a Lot" prepared by Paul C. Lawson, Jr. dated January 20, 2004 and recorded July 30, 2004 in Plat Slide 512 at Page 3.

Also Less and Except

All that parcel of land containing 6.07 acres, more or less, and being more particularly described in that Special Warranty Deed conveyed by Westvaco Corporation to Bertie F. Grant dated July 13, 1989 and recorded August 3, 1989 in Deed Book 344 at Page 217.

TMS#: 01-0442-026.00.00

GTN 41
M.M. Poston Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and state of South Carolina measuring and containing, according to a plat thereof made by P. Matthew, C. E., dated June, 1902, recorded in Plat Book A-2, Page 2 and hereby declared to be a part and parcel hereof Three Hundred Six (306) Acres, and Butting and Bounding, according to said plat, as follows:- to the North on lands of Charley Odum; to the East on lands of Jim Bourne; to the South on lands of Williams and to the West on

lands of Barnes, and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated upon the aforesaid plat, reference being thereunto had, will more fully and at large appear.

TMS#: 01-0442-026.00.00

GTN 65

John Oliver Holmes Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2), in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by J.L. Bull, C.E., dated May 4th, 1932, attached to Deed recorded in Book L-2, Page 349, and also recorded in Plat Book A-2, Page 30, and hereby declared to be a part and parcel hereof, One Hundred Three and Two-Tenths (103.2) Acres and Butting and Bounding, according to said plat, as follows:- To the Northeast, Northwest and Southeast on lands of Cooper River Timber company and to the Southwest on lands of Poston and on Walker Road, and having such shape, form, marks, courses and distances as are represented and delineated upon the aforesaid plat, reference being thereunto had will more fully and at large appear.

TMS#: 01-0442-026.00.00

GTN 77 B

Steele Tract

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown and State of South Carolina, measuring and containing, according to plat thereof made by R. B. Smith, Surveyor, dated August, 1935, which plat is recorded in Book A-2, Page 43, Fifty-one and 9/10 (51.9) Acres, and Butting and Bounding, according to said plat, as follows: To the North on lands of the estate of Arthur Duncan and on lands of I. N. Burgess; to the East on the Britton Neck Road, on lands of Saul Smith and on lands of H. R. Burgess; to the South on lands of the estate of B. Smith and lands of Jacob Smith, and to the West on lands of Cooper River Timber Company (now or Formerly West Virginia Pulp and Paper Company) and having such shape, form, marks, courses, and distances as represented and delineated upon the aforesaid plat, which said plat is hereby declared to be a part and parcel hereof.

TMS#: 01-0442-026.00.00

GTN 102C

Boatwright Home Place Tract

All that certain piece, parcel or lot of land, with improvements thereon, if any, lying, being and situate in the County of Georgetown, State of South Carolina and being shown and designated as "Reserved 21.0 acres" on that survey entitled "Map of Property of T.A. & E.O. Boatwright"

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prepared by GT Ford in May 1923 and recorded June 15, 1923 in Plat Book D at Page 133 in the Office of the Clerk of Court (now Registrar of Deeds) for Georgetown County, South Carolina.

TMS#: 01-0442-026.00.00

GTN 119

Wade Cooper Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2), School District Number Ten (10), in the County of Georgetown and State of South Carolina, measuring and containing Forty-Three and Five-Tenths (43.5) Acres, according to a Map thereof made by S. P. Harper, C. E., dated August 22, 1946, recorded with Deed recorded in Book X-3, Page 55, as follows:- Beginning at the Southern Intersection of Walker Road with a road designated on said Plat as "New Road" which divides lands Wade Cooper and lands of Estate of Sidney S. Cooper, and running thence North 35 degrees 40 minutes East One Thousand Nine Hundred Eight (1908) feet along said New Road, the center thereof being the line, to an Iron; thence North 07 degrees 15 minutes East for a distance of Fifteen Hundred Thirty-Six (1536) feet to an Iron; thence North 41 degrees East Forty (40) feet to a Pine; thence North 40 degrees East Eighty-Nine (89) feet to a Stake 3XO; thence South 18 degrees 25 minutes East Eleven Hundred Forty-Three (1143) feet to a Dead Oak OB; thence South 18 degrees 20 minutes East One Hundred Thirty-Five (135) feet to the center of New Road; thence South 18 degrees 20 minutes East Four Hundred Eighty-Two (482) feet to a Pine OB; thence South 18 degrees 35 minutes East Three Hundred Eighty-Eight (388) feet to a Concrete Marker; thence South 18 degrees 25 minutes West Two Hundred Forty-Nine (249) feet to a Concrete Marker; thence South 34 degrees 20 minutes West Two Hundred Seventy-Seven (277) feet to a B Gum OB-33N; thence South 25 degrees 40 minutes West One Hundred Sixty-Two (162) feet to a B Gum OB-33N; thence South 34 degrees 35 minutes West Three hundred Fifty-Nine (359) feet to a Concrete Marker; thence South 17 degrees 35 Minutes West Forty- Nine (49) feet to a Concrete Marker, thence South 48 degrees West Three Hundred Fifty Two (352) feet to a Concrete Marker; thence South 48 degrees West 43 feet to center line of Walker Road, and thence North 51 degrees 20 minutes West Seven Hundred Fifteen (715) feet to the point of beginning; all of which will more fully and at large appear by reference to the aforesaid Map.

TMS#: 01-0442-026.00.00

GTN 124

Saul Smith Tract

All that certain piece, parcel or tract of land situate, lying and being in Oak Grove School District No. 10, County of Georgetown and State of South Carolina, measuring and containing, according to a Plat thereof made by Legare Hamilton, C. E., dated April 1951, Forty-Three and Six-Tenths (43.6) acres; Butting and Bounding to the North on Caney Branch, which separates the tract herein described from lands of Jacob and David Smith (the Run of said Branch being the line), to the Southeast on lands of Josephine Smith, to the South on lands of Louise Bryan

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and lands of Josephine Smith and to the West and Northwest on Caney Gully, which separates the lands hereby conveyed from lands of Mrs. Laura Boatwright and West Virginia Pulp and Paper Company, and having such shape, form, marks, courses and distances as are shown on the aforesaid Plat, which is attached and recorded with Deed recorded in Book Z-3, Page 51.

TMS#: 01-0442-026.00.00

GTN 129

L. B. Boatwright Tract

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown and State of South Carolina, Township Number Two (2), measuring and containing Seventy-Five (75) acres, more or less, and Butting and Bounding as follows: - On the North, South and West by lands of Cooper River Timber Company (now West Virginia Pulp and Paper Company) and on the East now or recently of Davis Smith, the said tract being composed of two tracts of land known locally as the "Abe Hines Tract" of Twenty-five (25) acres, more or less, and the "Frank Humphrey Tract" of Fifty (50) acres, more or less. Being the same land depicted in Plat Book I, Page 5, which plat is hereby incorporated by reference herein.

TMS#: 01-0442-026.00.00

GTN 135B

Benford Tract

All that certain parcel or tract of land with the buildings and improvements thereon situate, lying and being on both sides of State Highway 813 in Township Number Two (2) in Georgetown County, consisting of portions of the Benbow and Isaac Morris Tracts, measuring and containing, according to a map thereof made by J. L. Bull, Jr., C. E., dated December 22, 1945, One Hundred Fourteen and Seven-Tenths (114.7) acres; Butting and Bounding to the North on lands of West Virginia Pulp and Paper Company; the run of the Branch being the line, to the East on Kilsock Bay, now or recently property of International Paper Company; to the South partly on lands of H. B. Burgess, the run of the Branch being the line, with exceptions noted on said map, partly on lands of Pearl B. Harley, and partly on lands of West Virginia Pulp and Paper Company; to the West partly on lands of Estate of Benjamin Duncan and partly on lands of West Virginia Pulp and Paper Company; and to the Northwest on lands of West Virginia Pulp and Paper Company; and having such form, marks, courses, distances and other descriptive marks as are more fully represented upon the aforesaid map. Said tract of land is further described by that certain map entitled "Map of Property of International Paper Company Benford Tract" made by S. M. Harper, dated March 1954, on which map the property is described as being approximately 116.76 acres, which map is hereby attached hereto as Attachment 1 and incorporated herein by this reference.

Less and Except

24158625.1

All that piece, parcel, or lot of land, with improvements thereon, if any, lying, being and situate in the County of Georgetown, State of South Carolina containing 3.83 acres, more or less, and more particularly described in that Special Warranty Deed from Westvaco Corporation to Ben Small dated August 11, 1983 and recorded May 29, 1984 in Deed Book 217 at Page 1318.

TMS#: 01-0442-026.00.00

SW432
Friendship Church Tract

All that certain piece, or parcel of land situated on neighborhood road leading to Santee Road measuring North three hundred thirty-five (335) feet, East two hundred ten (210) feet, South three hundred ninety (390) feet, West two hundred ten (210) feet, and formerly bounded as follows: On the East by lands of D. J. Bourne, on the North, South and West by other lands of McKagir Wiggins; and now bounded on all sides by lands of West Virginia Pulp & Paper Company.

TMS#: 01-0442-026.00.00

SW733
Louisa Bryant Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number 2, County of Georgetown and State of South Carolina containing Twenty Six (26) acres, more or less, according to a plat made by H.H. Foster, R.L.S. dated March 5th, 1965, which said Plat is recorded in Plat Book R, Page 26, is made a part and parcel of this description by reference and which is also recorded with Deed recorded in Book 64, Page 346.

Said tract of land butts and bounds, according to said plat as follows: On the North by lands of West Virginia Pulp and Paper Company; on the East by lands of Ben Smith Estate; on the South by lands of David Smith and on the West by Toby Creek.

TMS#: 01-0442-026.00.00

SW 823 D
Benny Cooper Tract

Tract No.6: All that certain tract of land situate in Township No.2, Georgetown County, South Carolina, containing One Hundred Seven and seven-tenths (107.7) acres, more or less, beginning at the Southeast corner of said tract where the same corners with lands now or Formerly of Tom Bailey and Westvaco; thence North 58° 55' West, a distance of 1.18 chains; thence North 58° 30' West, a distance of 6.22 chains; thence North 61° 55' West, distance of 5.56 chains; thence North 48° 20' East, a distance of 2.30 chains; thence North 47° 35' East, a distance of 4.10 chains; thence North 43° 55' East, a distance of 4.75 chains; thence North 38° 50' East, a distance of 3.00

chains; thence North 40° 30' East, a distance of 3.00 chains; thence North 42° 20' East, a distance of 3.40 chains; thence North 44° 00' East, a distance of 6.14 chains; thence North 45° 00' East, a distance of 6.94 chains; thence North 45° 20' East, a distance of 30.00 chains; thence South 21° 05' East, a distance of 4.54 chains; thence North 45° 20' East, a distance of 10.60 chains; thence North 21° 05' West; a distance of 4.54 chains; thence North 45° 20' East, a distance of 1.00 chains; thence North 53° 00' East, a distance of 4.75 chains; thence South 39° 50' East, a distance of 13.71 chains; thence South 39° 50' East, a distance of 4.59 chains; thence South 51° 15' West, a distance of 2.78 chains; thence South 40°00' West, a distance of 2.56 chains; thence South 47° 00' West, a distance of 2.27 chains; thence North 61°45' West, a distance of 3.16 chains; thence South 47° 35' West, a distance of 66.60 chains to the point of beginning; all of which will more fully appear on a map of said Tract made by Samuel M. Harper, R.L.S., March 1960, and recorded in the Office of the Clerk of Court for Georgetown County in Plat Book U at page 11 and said plat is incorporated herein just as though the same were a part hereof.

Less and Except

All the certain parcel, piece or lot of land, with improvements thereon, if any, containing 2 acres, more or less and being more particularly described in the Title to Real Estate given by W.B. Cooper to Brachel S. Cooper dated March 21, 1952 and recorded April 25, 1957 in Deed Book 22 at Page 259 in the Office of the Georgetown County Registrar of Deeds.

Less and Except

Ninety Three (93) Acres, more or less, in Number Two (2) Township, known as the Benny Cooper Tract, and particularly described by metes and bounds according to a survey map made by Samuel M. Harper, R.L.S., dated January 12, 1956, recorded in the Office of the Clerk of Court for Georgetown County in Deed Book K, page 72, and Butting and Bounding, according to said Map, on the Northeast by lands of Benny Cooper and Walker Road, on the Southeast by lands now or Formerly of Tom Bailey, on the Southwest by lands of West Virginia Pulp and Paper Company and on the Northwest by lands of West Virginia Pulp and Paper company and by lands now or Formerly of W. C. Alford.

The property is also described as follows (drawn from DB 38/361):

All that certain piece, parcel, or tract of land situate, lying, and being in Township No.2, in the County of Georgetown, State of South Carolina, containing Twenty (20) acres, more or less, Butting and Bounding: To the Northeast on lands Formerly of Cooper River Timber Company, now West Virginia Pulp & Paper Company, to the Southeast by lands Formerly of John Holmes, now of Cooper, to the Southwest by Walker Road, the center line of road being the boundary, and to the Northwest by lands Formerly of Cooper River Timber Company, now West Virginia Pulp & Paper Company. Being the same tract of land conveyed by Luther Holmes to M. M. Poston by deed dated July 12, 1928, and recorded in the office of the Clerk of Court of Georgetown County in Deed Book G-2, at page 293.

TMS#: 01-0442-026.00.00

FROST UNIT

All that piece, parcel or tract of land labeled as "A Portion of 01-1006-002-00-00, 155,447,709 SF, 3,568.59 Ac" on that certain "Boundary Survey for a Portion of T.M.S. 01-1006-002-00-00, 3,568.59 Acres Owned By MeadWestvaco Forestry, LLC located near Sampit, Georgetown County, South Carolina" prepared by Ashley Land Surveying, Inc., dated September 22, 2009, and recorded November 6, 2009, in Georgetown County, Office of the Register of Deeds, Plat Slide 705, Pages 8-9.

TMS#: 01-1006-002.00.00

TILTON UNIT

GTN4B

B. B. Smith (Boatright Tract)

All of that certain piece, parcel or tract of land situated, lying and being in Number Two (2) Township in the County of Georgetown and in State of South Carolina, measuring and containing Three Hundred and One (301) acres (but according to the Plat next hereinafter referred to, Three Hundred and Twenty-one (321) acres) as shown by a plat made by M. F. Sarvis, Surveyor, and dated May 15th, A.D. 1904, said plat being recorded in Plat Book D, Page 131, and made a part and parcel hereof, and bounded, now or Formerly, as follows, to wit: North by lands of B. B. Smith and Alex Trappier, East by lands of Alex Trappier, Mary Davis and William Stafford, South by lands now or Formerly of William Bonds and on the West by lands now or Formerly belonging to Mrs. Mary E. Tilton. A later re-survey of this property by J.L. Bull, Jr., dated September 1929, further reduces the total acreage to 277.5.

TMS#: 01-0442-026.00.00

GTN 11 PT

Bonds PT Tract

All that certain piece parcel or tract of land situate, lying and being in Township number Two (2) in the County of Georgetown and in the State of South Carolina, measuring and containing, according to a plat thereof made by E.N. Beaty C.E. three hundred Sixty-Six (366) acres, and Butting and Bounding as follows:- to the North on lands of Bird, on lands of London Stafford and on lands of W.S. Bonds; to the East on lands of Mrs. M.M. Poston, on lands of Charles Aden and on lands of London Stafford; to the South on lands of Samuel Cooper, on lands of Marvin Jayroe and on lands of the Estate of R.C. Harrelson, and to the West on lands of the Estate of J.S. Jayroe and on lands of T.A. Boatwright, and having such shape, form, marks, courses and distances as are represented and delineated on said plat, reference being thereunto had will more fully and at large appear, and which said plat is recorded in the office of the Clerk of Court for

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Georgetown County in Plat Book "D" page 136, and is hereby declared to be a part and parcel hereof.

Saving and Excepting, however, of and from the premises hereby conveyed, or intended so to be, Twenty-Five and 3/10 (25.3) acres, being that part of the premises delineated on such plat as being embraced within the lines A, B, C, D, E.

Further Saving and Excepting Two (2) Acres, more or less used by the County of Georgetown, with the permission of the said Cooper River Timber Company, in the construction of a public road.

TMS#: 01-0442-026.00.00

GTN 27A

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2), in the County of Georgetown and State of South Carolina, measuring and containing according to a plat of same made by P. Matthew, Surveyor, about the year 1900, but neither signed nor dated but recorded in Plat Book "D", page 106, in the office of the Clerk of Court for Georgetown County, One Thousand One Hundred Eighty (1180) acres of land, more or less, and being composed of that certain tract known as the "Wild Horse Savannah" and the "Nowlan" Tracts, Butting and Bounding as follows:- To the North on the Public Road, leading to Sampit and on lands now or Formerly of Richard Barrineau; to the East on lands now or Formerly of M.E. Tilton; to the South on lands now or Formerly of A. Crosby and on the Public Road known as the "Walker Road", and to the West on lands now or Formerly of W. M. Hawkins, and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated upon the aforesaid plat, which plat is hereby declared to be a part and parcel hereof.

Saving and Excepting Therefrom, However, Two (2) small tracts containing, the one, Fifteen (15) acres, which was conveyed unto Gabriel Robertson by H. J. Tilton by deed bearing the ____ day of April, A.D. 1909, recorded in said Clerk's office in Deed Book "C-1", page 177; and the other, containing Ten (10) acres, which was conveyed unto said Gabriel Robertson by said H. J. Tilton by deed bearing date the 25th day of December, A. D. 1902, recorded in said Clerk's office in Deed Book "A-1", page 13. Also, Saving and Excepting Therefrom, another small tract, the property of A. J. Tilton, measuring and containing, according to a plat thereof made by Peter G. Gourdine, C.E., dated August 25th, 1928, and attached as a part and parcel of Deed recorded in Book X-1, Page 432, and also recorded in Plat Book C, Page 82, twelve (12) acres, and having such shape, form, marks, boundaries, courses and distances as are represented and delineated on said plat, reference being thereto had will more fully and at large appear.

Less and excepting property described in: Book 209, Page 836

TMS#: 01-0442-026.00.00

24158625.1

GTN 35 A
F.W. Smith Tract

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by E. N. Beaty, C. E., dated June, 1928, attached to Deed recorded in Book J-2, Page 31, and also recorded in Plat Book C, Page 90, and hereby declared to be a part and parcel hereof, One Thousand One Hundred and Six (1106) acres, and Butting and Bounding According to said plat as follows:- To the North on lands of C. C. Mercer, on lands of B. B. Smith and Company, on lands of estate of Thomas Holmes, on land of the negro school, on lands of Rev. and Louis Myers, on lands of estate of William Darby, on lands of A. J. Tilton, on the public Road leading from Georgetown to Gourdine and on lands marked on said plat "Reserve 120 ac.": To the East on lands of B. B. Smith and Company, on lands of C. C. Mercer, on lands of estate of Eliz. Nelson, on lands of George Cooper, on lands of estate of Thomas Holmes, on lands of James Cooper, on lands of the negro parsonage and of the negro school, on lands of Mrs. Frances Ward Smith, on lands of Rev. and Louis Myers, on lands of Clara Beasley and on the lands designated on said plat as "Reserve 92 ac and reserve 120 ac,": To the South on the lands marked on said plat "Reserve 92 ac," on lands of Rev. and Louis Myers, on lands of Clara Beasley, on lands of Mrs. Frances Ward Smith, on lands of estate of Richard Lambert and on lands of Cooper River Timber Company known as the E. V. Anderson land, and to the West on lands of Horace Beasley, on lands of estate of William Darby, on lands of estate of W. J. Watts, on lands of A. J. Tilton, on lands of B. B. Smith and Company, on lands of estate of Peter White and on lands known as the "White House" Plantation, and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated on said plat reference being thereunto had will more fully and at larger appear.

Saving and excepting therefrom all that certain land lying to the north of the road described on said plat as "To Gourdine/To Georgetown" such that the land herein described is only that land labeled on said plat as "South of Road," being approximately 672 acres, more or less.

Further less and excepting property described in: Book 117, Page 650 and Book 0-2, Page 464

Further excepting 0.44 acres conveyed to New Hope Church by deed dated March 11, 1952.

TMS#: 01-0442-026.00.00

GTN 38

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by Matthew & Bansemer, Civil Engineers, dated May, 1900, and recorded in Plat Book C, Page 92, and hereby declared to be a part and parcel hereof, Five Hundred Fifty-four (554) Acres, and Butting and Bounding, according to said plat, as follows:- to the North on lands not designated by name on said plat, but Formerly belonging to R. Barrineau, and on lands Formerly

belonging to J. P. Watts; to the East on lands not designated by name on said plat, but Formerly belonging to E. V. Anderson, and on lands Formerly of T. A. Boatright; to the South on lands not designated by name on said plat, but Formerly belonging to William Bonds⁴, and on lands Formerly belonging to J. R. Smith and B. B. Smith, and to the West on lands not designated by name on said plat, but Formerly belonging to Carolina Fiber Company and now owned by Cooper River Timber Company, and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated on said plat, reference being thereunto had, will more fully and at large appear. Being the same premises which were conveyed unto Andrew J. Tilton, by Mary E. Tilton in and by her two (2) separate deeds of conveyance, one bearing date the 7th day of April, A.D. 1910, recorded in the office of the Clerk of Court for Georgetown County in Deed Book "D-1", Page 233; the other bearing date the 17th day of March, A.D. 1914, recorded in said Clerk's office in Deed Book "E-1", Page 413.

Saving and Excepting, however, of and from the lands and premises aforesaid so much thereof as contains, according to a plat thereof made by E. N. Beaty, C. E., dated December, 1928, also recorded in Plat Book C, Page 92 and hereby declared to be a part and parcel hereof, One Hundred Forty-Five and five-tenths (145.5) Acres, being composed of Three (3) small fields containing, respectively, as designated on said plat, Twelve (12) Acres, Eighty-Six and six-tenths (86.6) Acres and Forty-six and nine-tenths (46.9) Acres, and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated on the plat last aforesaid, reference being thereunto had will more fully and at large appear.

TMS#: 01-0442-026.00.00

GTN 44
P. Nowtan Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and State of South Carolina, sometimes described as measuring and containing Sixty-five (65) Acres, but believed to be approximately 89.7 acres, more or less, and Butting and Bounding as follows:- to the North on lands now or Formerly of M. E. Tilton; to the East on lands of W. S. Bond; to the South on lands Formerly of the Estate of Gabriel Bonds and now of Cooper River Timber Company and to the West on lands Formerly of the Carolina Fiber Company and now of Cooper River Timber Company. Being the same premises which were conveyed to the said Andrew J. Tilton, by Henry J. Tilton by deed bearing date the 26th day of August, A. D. 1927, recorded in the office of the Clerk of Court for Georgetown County in Deed Book "G-2", page 1. Being the same land delineated on a plat made by J. L. Bull, Jr., C.E., dated September 1929 and recorded in Plat Book A-2, Page 40, which plat is hereby incorporated by reference herein.

TMS#: 01-0442-026.00.00

GTN 46
Ida Holmes Tract

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All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and State of South Carolina measuring and containing Twenty (20) Acres, more or less, and Butting and Bounding as follows:- to the North, East and South on lands Formerly of B. B. Smith Company, now of Cooper River Timber Company, and to the West on lands formerly of Tilton and now of Cooper River Timber Company. Being the same premises which were conveyed unto Ida Holmes, by T. A. Boatright by deed bearing date the 10th day of December, A. D. 1914, recorded in the office of the Clerk of Court for Georgetown County in Deed Book "N-1", Page 7, and being the same tract of land shown as "Samuel Holmes 19.5 Ac." on that certain "Map of Property of Cooper River Timber Co." depicting 980.2 acres in total and made by J. L. Bull Jr., C.E. in September 1929, which map is attached hereto as Attachment 2 and hereby incorporated by reference.

TMS#: 01-0442-026.00.00

GTN 61B

Also, all that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by G. T. Ford, C. E., dated December 30th, 1922, attached to Deed recorded in Book 0-2, Page 50, and also recorded in Plat Book A-2, Page 23, and hereby declared to be a part and parcel hereof, Ninety-Two and 3/10 (92.3) Acres, and Butting and Bounding, according to said plat, as follows: to the North on the Georgetown Public Road, on lands of Joe Barrineau and on lands of Lambert; to the East on lands of Frank Smith; to the South lands of A. J. Tilton and on lands of Gabriel Robertson and to the West on lands of Gabriel Robertson and on the Tilton Avenue; and having such shape, form, marks, courses and distances as are represented and delineated on the aforesaid plat, reference being thereunto had, will more fully and at large appear.

Saving And Excepting Therefrom, However, so much of said lands as is designated on the aforesaid plat as "Reserve Field 14-5/10 ac." The total area hereby conveyed and intended so to be constituting Seventy-Seven and 8/10 (77.8) Acres.

TMS#: 01-0442-026.00.00

GTN 62

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof and of adjoining lands of Harry Gladson, made by G. T. Ford, C.E., dated December 30th, 1922 and recorded in the office of the Clerk of Court for Georgetown County in Plat Book A-2, page 23, Twenty-five (25) acres and Butting and Bounding according to said plat as follows:- To the North on lands of Lambert; to the East on lands of J. P. Watts; to the South on lands of A. J. Tilton and to the West on lands of H. Gladson, now owned by said

Cooper River Timber company, and having such shape, form, marks, courses and distances as are represented and delineated on the aforesaid plat, which said plat is hereby declared to be a part and parcel hereof.

TMS#: 01-0442-026.00.00

GTN 77C
Beasley Tract

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by R. B. Smith, surveyor, dated August, 1935 and recorded in Plat Book A-2, Page 43, Sixteen and 2/10 (16.2) Acres, and Butting and Bounding, according to said plat, as follows:- To the North on lands of Z. Darby; to the East and South on lands of Cooper River Timber Company (now West Virginia Pulp and Paper Company) and to the West on lands of Jim Watts, and having such shape, form, marks, courses and distances as are represented and delineated upon the aforesaid plat, which said plat is hereby declared to be a part and parcel hereof.

TMS#: 01-0442-026.00.00

GTN 119
Wade Cooper Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2), School District Number Ten (10), in the County of Georgetown and State of South Carolina, measuring and containing Forty-Three and five-tenths (43.5) Acres, according to a Map thereof made by S. P. Harper, C.E., dated August 22, 1946, recorded with Deed recorded in Book X-3, Page 55, as follows:- Beginning at the Southern intersection of Walker Road with a road designated on said Plat as "New Road" which divides lands of Wade Cooper and lands of Estate of Sidney S. Cooper, and running thence North 35 degrees 40 minutes East One Thousand Nine Hundred Eight (1908) feet along said New Road, the center thereof being the line, to an Iron; thence North 07 degrees 15 minutes East for a distance of Fifteen Hundred Thirty-six (1536) feet to an Iron; thence North 41 degrees East Forty (40) feet to a Pine, thence North 40 degrees East Eighty-nine (89) feet to a Stake 3XO; thence South 18 degrees 25 minutes East Eleven Hundred Forty-three (1143) feet to a Deed Oak OB; thence South 18 degrees 20 minutes East One Hundred Thirty-five (135) feet to the center of New Road; thence South 18 degrees 20 minutes East Four Hundred Eighty-two (482) feet to a Pine OB; thence South 18 degrees 35 minutes East Three Hundred Eighty-eight (388) feet to a Concrete Marker; thence South 18 degrees 25 minutes West Two Hundred Forty-nine (249) feet to a Concrete Marker; thence South 34 degrees 20 minutes West Two Hundred Seventy-seven (277) feet to a B Gum OB-33N; thence South 25 degrees 40 minutes West One Hundred Sixty-two (162) feet to a B Gum OB-33N; thence South 34 degrees 35 minutes West Three Hundred Fifty-nine (359) feet to a Concrete Marker; thence South 17 degrees 35 Minutes West Forty-nine (49) feet to a Concrete Marker; thence South 48 degrees West Three Hundred Fifty Two (352) feet to a concrete Marker; thence South 48 degrees

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West 43 feet to center line of Walker Road, and thence North 51 degrees 20 minutes West Seven Hundred Fifteen (715) feet to the point of beginning, all of which will more fully and at large appear by reference to the aforesaid Map.

TMS#: 01-0442-026.00.00

WILD HORSE UNIT

GTN 1

H.B. Hardee Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2), County of Georgetown and State aforesaid, containing Seven Hundred (700) acres of land, more or less, Butting and Bounding as follows: North by public road known as the Sampit Road, lands of W. T. Green and lands of W. P. Blake; Southeast by lands of John R. Smith and lands of J. B. Steele; South by lands of C. . Hawkins, lands of Lloyd, lands of John Funny, lands of Arthur Giles and the church known as Trinity Methodist Church, lands of E. Pressly Lambert, lands now or Formerly of Wooley Jones and his brothers, lands of Daniel Jacobs and the public road known as the Walker Road, and West by lands of Henry Thomas. Said tract of land is further described by a map prepared by G. T. Ford from a survey made in July 1923, which map is recorded in Plat Book D, Page 134, in which said properly is described as being 1105 acres, which map is hereby incorporated by reference.

Together with the right of ingress and egress over Shackles Ford Bay Road, as set forth in that certain "Access and Maintenance Easement Agreement" dated as of December 17, 2009 by and between MWV Community Development and Land Management, LLC and CPF-FIA1, LLC, which agreement is recorded in Book 1396, Page 49 and is hereby incorporated by reference.

Less and excepting property described in: Book V-2, Page 4.

Also less and excepting all that certain piece, parcel, or lot of land, lying, being and situate in the County of Georgetown, State of South Carolina, shown as "A Portion of 01-0442-026-00-00 1,524,599 SF 35.00 Ac" on that certain "Boundary Survey of a Portion of TMS 01-0442-026-00-00, 35.00 Acres, owned by MeadWestvaco Forestry LLC Located Near the Sampit Area Georgetown County, South Carolina," which survey is dated October 29, 2009, was prepared by Ashley Land Surveying, Inc., is recorded in Plat Slide 706, Page 4, and is hereby incorporated by reference; provided, however, that the rights granted by the aforesaid "Access and Maintenance Easement Agreement" dated as of December 17, 2009 by and between MWV Community Development and Land Management, LLC and CPF-FIA1, LLC are not hereby less and excepted.

Also less and excepting all that certain piece, parcel, or lot of land, with Improvements thereon, if any, lying, being and situate in the County of Georgetown, State of South Carolina containing 1.00 acre, more or less, and being more particularly described in that Limited Warranty Deed

given by MeadWestvaco Forestry, LLC to Santee Electric Cooperative, Inc. dated December 1, 2004 and recorded December 22, 2004 in Deed Book 1595 at Page 197, also as more particularly shown on that certain plat entitled "Plat of 1.00 acre in Tax District #1" dated September 22, 2004 and recorded December 22, 2004 in Plat Slide 526 at Page 5B.

TMS#: Portion of 01-0442-026.00.00

GTN 27A

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2), in the County of Georgetown and State of South Carolina, measuring and containing according to a plat of same made by P. Matthew, Surveyor, about the year 1900, but neither signed nor dated but recorded in Plat Book "D", page 106, in the office of the Clerk of Court for Georgetown County, One Thousand One Hundred Eighty (1180) acres of land, more or less, and being composed of that certain tract known as the "Wild Horse Savannah" and the "Nowlan" Tracts, Butting and Bounding as follows:- To the North on the Public Road, leading to Sampit and on lands now or Formerly of Richard Barrineau; to the East on lands now or Formerly of M. E. Tilton; to the South on lands now or Formerly of A. Crosby and on the Public Road known as the "Walker Road", and to the West on lands now or Formerly of W. M. Hawkins, and having such shape, form, marks, particular boundaries, courses and distances as are represented and delineated upon the aforesaid plat, which plat is hereby declared to be a part and parcel hereof.

Saving and Excepting Therefrom, However, Two (2) small tracts containing, the one, Fifteen (15) acres, which was conveyed unto Gabriel Robertson by H. J. Tilton by deed bearing date the ___ day of April, A. D. 1909, recorded in said Clerk's office in Deed Book "C-1", page 177; and the other, containing Ten (10) acres, which was conveyed unto said Gabriel Robertson by said H. J. Tilton by deed bearing date the 25th day of December, A. D. 1902, recorded in said Clerk's office in Deed Book "A-1", page 13.

Also, Saving and Excepting Therefrom, another small tract, the property of A. J. Tilton, measuring and containing, according to a plat thereof made by Peter G. Gourdine, C. E., dated August 25th, 1928, and attached as a part and parcel of Deed recorded in Book X-1, Page 432, and also recorded in Plat Book C, Page 82, twelve (12) acres, and having such shape, form, marks, boundaries, courses and distances as are represented and delineated on said plat, reference being thereto had will more fully and at large appear.

Less and excepting property described in: Book 209, Page 836

TMS #: 01-0442-026.00.00

GTN 59

Shackleford Tract

All that certain piece, parcel or tract of land situate, lying and being in Township Number Two (2) in the County of Georgetown and State of South Carolina, measuring and containing, according to a plat thereof made by E. N. Beaty, C. E., dated July 22nd, 1930, delivered with Deed recorded in Book K-2, Page 339, and also recorded in Plat Book A-2, Page 21, and hereby declared to be a part and parcel hereof, Two Hundred Ninety-one (291) Acres, and Butting and Bounding, according to said plat, as follows:- to the North on lands of T. B. Blake and on lands of Cooper River Timber Company; to the East on lands of Cooper River Timber Company; to the South on the Old Walker Road, and to the West on lands of T. B. Blake, on lands of Cooper River Timber Company and on lands of Wm. Lambert; and having such shape, form, marks, courses and distances as are represented and delineated on the aforesaid plat, reference being thereunto had, will more fully and at large appear.

TMS #: 01-0442-026.00.00

GTN 66
Mack Wickerson Tract

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown and State of South Carolina, measuring and containing Ten (10) Acres of land more or less in School District No. 10 Oak Grove Consolidated, butting and bounding as follows:

North, South and West, by lands of Cooper River Timber Company; East by lands of Gabriel Roberson.

Being the same tract of land described on a plat made by J. L. Bull, Jr., dated September 5, 1930, and recorded in Plat Book A-2, Page 22, which plat is hereby incorporated by reference herein.

TMS #: 014442-026.00.00

GTN 106
Dooley Lambert Tract

All that Lot, Piece or Parcel of Land, known as the "Dooley Lambert Tract"; Situate, Lying and Being, in the County of Georgetown, in the State of South Carolina: Measuring and Containing, according to the Map hereinafter referred to, Nineteen and Two-Tenths (19.2) Acres; Butting and Bounding, according to the said Map, North, East, and West, on lands of the West Virginia Pulp and Paper Company; and South, on lands of P. R. Thomas; M having such shape, form, marks, courses, distances, buttings, boundings and content, as a Map thereof by G. T. Ford, Reg. L.S., dated December 16th, 1941, will more fully show," a White Print of which said Map is annexed to and made a part and parcel of Deed recorded in Book D-3, Page 592, and is also recorded in Plat Book A-3, Page 22

TMS #: 01-0442-026.00.00

SW732

All that certain piece $\frac{1}{2}$ parcel or lot of land $\frac{1}{2}$ with improvements thereon, if any, lying and being in the County of Georgetown, Gourdin's Township, State of South Carolina containing thirty-five (35) acres, more or less and bounded as follows: North by lands now or Formerly or West Virginia Pulp and Paper Company, East by lands now or Formerly of Wallie Thomas, South by Walker Road and West by Windham Street Road. Said tract of land is more particularly described by a map made by H. H. Foster, R. L. 5., dated June 25, 1964, and recorded in Plat Book Q, Page 84, which map is hereby incorporated by reference herein.

Less and Except

All those certain pieces, parcels or lots of land, with Improvements thereon, if any, lying and being in the County of Georgetown, State of South Carolina and conveyed pursuant to the following deeds:

- (1) Deed from Joe R. Thomas to Ardell J. Lambert (purported to be one acre) dated February 17, 1962 and recorded March 2, 1962 in Deed Book 49 at Page 43;
- (2) Deed from J.R. Thomas to Robert Lee Terry and Shirley Ann Terry dated July 24, 1961 and recorded September 27, 1961 in Deed Book 46 at Page 592;
- (3) Deed from J.R. Thomas to Lacey M. Lambert dated May 20, 1960 and recorded May 20, 1960 in Deed Book 39 at Page 181, shown as 2.0 +/- acres on that plat recorded July 11, 1958 in Plat Book M at Page 49;
- (4) Deed from J.R. Thomas to Lacey M. Lambert dated December 22, 1956 and recorded September 3, 1957 in Deed Book 24 at Page 199;
- (5) Deed from Joe Thomas to James C. Thomas (purported to be one acre) dated January 27, 1951 and recorded January 27, 1951 in Deed Book W-3 at Page 478.

Less and Except

All those certain piece, parcel or lot of land, with Improvements thereon, if any, lying and being in the County of Georgetown for property containing 0.89 acre, more or less, and further described in that deed First American Title Insurance Company from Westvaco Corporation to County of Georgetown by deed recorded January 6, 1982 in Deed Book 206 at Page 136.

TMS#: 01-0442-026,00,00

SW 992
Newton Tract

All that certain piece, parcel or tract of land situate, lying and being in the County of Georgetown, State of South Carolina containing 16.47 acres and more particularly shown and delineated on that certain plat entitled "A Plat showing a Parcel of Land owned by Evelyn B, Newton Located About Seven miles Southeast of Andrews Georgetown County, S.C., containing 16.47 Acres surveyed January 5, 1988, By G. A. Simmons & K. A. Mahoney," Said plat being

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recorded in the office of the Clerk of Court for Georgetown County in Plat Book 9 at Page 380.
The above described tract of land butting and bounding according to the aforesaid plat as follows: To the North by a 155 foot S.C.P.S.A, Right-of-Way whereon it measures 1,127.91 feet; to the East by property of Westvaco Corporation whereon it measures 1,109.79 feet, to the South by property of Westvaco Corporation whereon it measures 551.45 feet; and to the West by property of Westvaco Corporation whereon it measures 699.82 feet. All of which is more fully shown by reference to the aforementioned plat which is hereby made a part and parcel hereof and to which reference is craved for all necessary purposes,

TMS #: 01-0424-001.06.00
01-0424-001.07.00

Derivation:

Being the same property conveyed to CPF-FIA 1, a Delaware limited liability company, by deed of MWV Community Development and Land Management, LLC, a Delaware limited liability company, dated December 17, 2009, and recorded December 21, 2009, in Book 1396, Page 1 in the Office of the Register of Deeds for Georgetown County, South Carolina.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Ad valorem taxes not yet due and payable.
2. All previous reservations, exceptions and conveyances of record of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests.
3. All matters that would be revealed by a current, accurate survey or inspection of the Property, including, without limitation, any loss or claim due to any indefiniteness or uncertainty in the legal description of the Property.
4. Any loss or claim due to lack of access to any portion of the Property.
5. Existing zoning and land use restrictions.
6. Riparian rights of others in and to any creeks, rivers, lakes or streams located on or adjoining the Property.
7. Existing road rights of way and the right of the public to use such roads.
8. Existing railroad rights of way and easements.
9. Existing utility easements and rights of way.
10. The following matters:
 - A. Grant of Gas Line Easement in favor of South Carolina Electric and Gas Company dated July 24, 1970 recorded in Book 93, Pages 32, Office of the Register of Deeds for Georgetown County.
 - B. Grant of Gas Line Easement in favor of South Carolina Electric and Gas Company dated July 13, 1970 recorded in Book 93, Pages 38, Office of the Register of Deeds for Georgetown County.
 - C. Memorandum of Amended and Restated Fiber Supply Agreement by and between Keystone Forest Investments, LLC, Sustainable Growth LLC, CPF-FIA1, LLC and MWV Community Development and Land Management, LLC dated December 17, 2009, and recorded December 21, 2009 in Deed Book 1396, Page 63, Office of the Register of Deeds for Georgetown County, as amended by Memorandum of Second Amended and Restated Fiber Supply Agreement dated June 26, 2012, recorded June 28, 2012, in Book 1926, Page 271 and re-recorded on July 19, 2012, in Book 1938, Page 14 in the Office of the Register of Deeds for Georgetown County; and amended by Memorandum of Third Amended and Restated Fiber Supply Agreement dated November 15, 2012, and recorded November 19, 2012, in Book 2027, Page 51 in the Office of the Register of Deeds for Georgetown County.

AS TO ALL CANEY GULLY UNIT TRACTS:

The Following Exceptions Affect GTN 4A:

1. Survey entitled "Plat of 585 Ac of Land on Caney Gully" prepared by E.W. Beaty dated March 1923 and recorded May 12/ 1923 in Plat Book D, Page 130, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Line of Caney Gully along east boundary;
 - b) Puncheon branch along west boundary;
 - c) Huckleberry Pond.
2. Survey entitled "A Plat Showing a Parcel of Land Known as Paul Cemetery" prepared by G. A Simmons dated March 25, 1992, recorded with Plat Book 512, Page 3 discloses a parcel of land containing 0.70 acre containing a cemetery near the intersection of Old Swamp Road and Old Swamp Road Spur.

The Following Exceptions Affect GTN 4C:

3. Survey entitled "Plat of 245 Ac Land on little Kilsock Bay" prepared by E.W. Beaty dated March 1923 and recorded May 12, 1923 in Plat Book D, Page 131, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) two roads running through middle of property;
 - b) Old Booth Branch Road forms west boundary;
 - c) edge of Kilsock Bay Forms eastern boundary.

The Following Exceptions Affect GTN 5:

4. Survey entitled "Map of Property of Estate of R.C. Harrelson" prepared by J. Keels dated May 2, 1923 and recorded June 5, 1923 in Plat Book C, Page 48, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) reserved properties containing 20 acres and 1 acre;
 - b) Old Walker Road runs through property;
 - c) Root Branch forms southern property line;
 - d) branch forms portion of northeastern property line;
 - e) pond.

The Following Exceptions Affect GTN 8:

5. Survey entitled "Map of Property of T.A. & E.O. Boatwright" prepared by GT Ford dated May 1923 and recorded June 15, 1923 in plat Book D, Page 133, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Old Walker Road runs along southern boundary;
 - b) two roads running through the property;
 - c) branches.

The Following Exceptions Affect GTN 10:

6. Survey entitled "Plat of 25 Ac Land" prepared by E.N. Beatty dated March 30, 1923 and recorded July 7, 1923 as appended to Deed Book Y-I at Page 233 Office of the Register of Deeds for Georgetown County reveals the following:

- a) public road running along the southern boundary;
- b) correction of boundary line.

The Following Exceptions Affect GTN 11:

- 7. Survey entitled "Plat of 366 Ac Land" prepared by E.H. Beatty dated May 1923 and recorded December 17, 1923 in Plat Book D, Page 136, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) road near south eastern portion of property;
 - b) Flat Reserve Branch;
 - c) creeks/branches along eastern and northeastern portion of property.

The Following Exceptions Affect GTN 15:

- 8. Survey entitled "Plat of Mrs. M.T. Anderson's Land on Kilsock Bay" prepared by E.H. Beatty dated December 1925 and recorded July 24, 1925 in Plat Book D, Page 146, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) branch along property line;
 - b) portion of acreage is approximate.

The Following Exceptions Affect GTN 41:

- 9. Survey entitled "Plat of The Mary Alford Tract" prepared by P. Matthews dated June 1902 and recorded May 22, 1929 in Plat Book A-2, Page 2, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) edge of bay along northwest property line.

The Following Exceptions Affect GTN 65:

- 10. Survey entitled "Plat of the Johnnie Holmes Tract" prepared by J.L. Bull, Jr. dated May 4, 1932 and recorded May 10, 1932 in Plat Book A-2, Page 30, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Walker Road along southwestern boundary line;
 - b) branch forms southeastern property line.

The Following Exceptions Affect GTN 77B:

- 11. Survey entitled "Map of Property of Mrs. Dosia T. Morris" prepared by R.B. Smith dated August 1935 and recorded in Plat Book A-2, Page 43, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) run of branch forms western boundary line;
 - b) Britton Neck Road (now Powell Rd.) forms northeast boundary.

The Following Exceptions Affect GTN 102C:

- 12. Survey entitled "Map of TA & E.O. Boatwright" prepared by GT Ford dated May 1923 and recorded June 15, 1923 in Plat Book D, page 133, Office of the Register of Deeds for Georgetown County reveals the following: